



**TOQUERVILLE CITY  
PLANNING COMMISSION MEETING MINUTES**

December 10, 2025, at 6:00 pm  
212 N. Toquer Blvd, Toquerville Utah

Present: Chair Val Preslar; Commissioners: Jenny Chamberlain, Dean Haymore, Lonnie Christensen, Angela Harrison; Commissioner Alternates: Glenn Leavitt, Mila Allinson; Staff: Planning and Zoning Administrator/Recorder Emily Teaters, Assistant City Manager Darrin LeFevre, City Attorney Kayla Gothard.

**A. CALL TO ORDER:**

<https://youtu.be/uODDDUPKPfE?si=chSOwriWYiVkrfZA&t=6>

Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Harrison led the Pledge of Allegiance. The invocation was led by Chair Preslar. There were no declarations of conflicts.

**B. APPROVAL OF AGENDA:**

[https://youtu.be/uODDDUPKPfE?si=o5e8cYdJfNb\\_gMen&t=110](https://youtu.be/uODDDUPKPfE?si=o5e8cYdJfNb_gMen&t=110)

The Commissioners reviewed the agenda.

*Commissioner Haymore made a motion to approve the agenda as posted. Commissioner Harrison seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.*

**C. CONSENT AGENDA:**

<https://youtu.be/uODDDUPKPfE?si=0ks0BDUSeYRj3GJE&t=138>

1. Review and possible approval of meeting minutes from October 8, 2025, and November 12, 2025, Planning Commission Meetings.

Emily Teaters went over the corrections made to the minutes.

*Commissioner Chamberlain made a motion to approve the corrected minutes from October 8<sup>th</sup>, 2025, and November 12<sup>th</sup>, 2025. Commissioner Harrison seconded the motion. Motion carried, 4-0. Lonnie Christensen – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye, Val Preslar – abstain.*

**D. REPORTS:**

[https://youtu.be/uODDDUPKPfE?si=50C\\_2Ffk4Z1sLu2P&t=214](https://youtu.be/uODDDUPKPfE?si=50C_2Ffk4Z1sLu2P&t=214)

1. Planning Commissioners  
Commissioner Haymore stated he drove out to one of the sites regarding an agenda item. Commissioner Chamberlain encouraged both alternates, Mila Allinson and Glenn Leavitt, to submit letters of intent for Planning Commission.
2. Planning & Zoning Administrator, Emily Teaters  
Emily reported on the submitted preliminary plats for Firelight that are currently under staff review. She reminded everyone about the upcoming openings in the Planning Commission for two commissioners and one alternate.
3. Assistant City Manager, Darrin LeFevre  
Darrin LeFevre gave an update on the parkway regarding signs being analyzed by UDOT, Boulder Ridge Development, and the Chief Toquer Reservoir. Darrin also answered a question from



Commissioner alternate Mila Allinson regarding the lining on the damn being punctured. Commissioner Haymore brought up dirt being moved out in Firelight and Darrin went over the grading being done for the Firelight Community Center. He also addressed light concerns raised by Commissioner Haymore.

#### **E. BUSINESS ITEM(S):**

- 1. Discussion and possible recommendation** on an MPDO Concept Plan submitted by American Consulting and Engineering on behalf of Babylon Lands, LLC for Tax ID's: T-3-1-4-230, T-3-1-4-231, and T-3167.

[https://youtu.be/uODDDUPKPfE?si=nP\\_9Ztar0XoTE5j1&t=797](https://youtu.be/uODDDUPKPfE?si=nP_9Ztar0XoTE5j1&t=797)

Emily summarized the submitted MPDO Concept Plan. Adam Allen from American Consulting and Engineering reviewed the maps and plans, addressing questions from staff and the Planning Commission. Attorney Kayla Gothard expressed concerns about the concept plan regarding the proposed option B road, the permitted use table, and the open space. Commissioner Haymore raised concerns about protecting Devils Hole. Commissioner Christensen addressed Haymore's comments and shared his concerns with the submitted plan. The commissioners, staff, and Paul Morris discussed whether to remove the amphitheater from the permitted use table. Dan Catlin advised the Planning Commission on the review process and what they should consider when looking at the plan. The commissioners further discussed this item.

*Commissioner Chamberlain made a motion to recommend approval of the Silver Cliffs Summit MPDO to the City Council, finding that the parcels meet the minimum requirements for an MPDO overlay, and the conceptual plan meets the requirements of 10-15-C of Toquerville City Code, without the rode B option, and with changing the amphitheater in the use table to be a conditional use to be explained later in a development agreement. Commissioner Harrison seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.*

- 2. Discussion and possible approval** of a Preliminary Plat Application for Residential Planning Area 6 (Tax ID: T-182-A) in the Firelight MPDO.

<https://youtu.be/uODDDUPKPfE?si=wmi0bfU4OkuLKllb&t=3918>

Emily summarized the Preliminary Plat and provided some background information on the item. Emily requested approval to be conditional upon a hillside development permit being issued for the area prior to final plat recording, also noting Firelight does not own the land yet therefore this approval is conditional until the property is owned by Firelight. Attorney Gothard highlighted some of the preconditions Emily requested. Chair Preslar opened the Public Hearing.

**A. Public Hearing:** Public input is sought on a Preliminary Plat Application submitted by Firelight Development. The site, located southwest of Toquerville Parkway and Westfield Road (Tax ID: T-182-A), is designated as Residential Planning Area 6 (PA-6) in the Firelight MPDO. The property is currently zoned R-1-20, Single Family Residential. Chair Preslar opened the Public Hearing. Amy Erickson asked where the maps could be found and where the site is located in comparison to her property. Wade Silva asked about the letter he received saying he was within 300 feet of the site. Chair Preslar closed the public hearing.

*Commissioner Haymore made a motion to close the public hearing. Commissioner Harrison seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.*

Commissioner Haymore brought up concerns related to parking within Planning Area 6. Adam

answered Commissioner Haymore's questions and noted all the roads in PA-6 will be public. The homes will also have 2 car garages and driveways. The Commissioners and staff discussed reviewing the City's parking ordinance. Adam answered more questions from Commissioner Haymore regarding storm drains. Darrin went over the drainage addressed in the preliminary plat. Attorney Gothard answered questions about the motion.

***Commissioner Chamberlain made a motion that the Planning Commission as Preliminary Land Use Authority approves the Preliminary Plat for Residential Planning Area 6 in the Firelight MPDO, finding that the application is complete under 10-19-C-3, and the City Subdivision Submittal Policy, and that this approval is preconditioned upon the Hillside Development Permit being approved prior to final plat approval, and preconditioned to the recording of an addendum to the development agreement, and subject to ensuring an access easement to the other property owner as discussed. Commissioner Harrison seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.***

3. Discussion and possible appointment of a Planning Commission Chair for 2026.  
<https://youtu.be/uODDDUPKPfE?si=b211V5gI4tpFom3N&t=5505>

***Commissioner Harrison made a motion to nominate Dean Haymore as Chair for 2026. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.***

4. Discussion and possible appointment of a Planning Commission Pro Tempore for 2026.  
<https://youtu.be/uODDDUPKPfE?si=4f4buO9wM-AByYIF&t=5566>

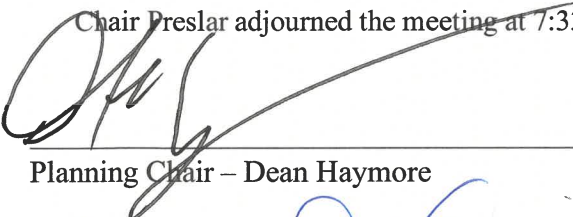
***Commissioner Haymore made a motion to appoint Angela Harrison as Pro Tempore for 2026. Chair Preslar seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.***

**F. ADJOURN:**

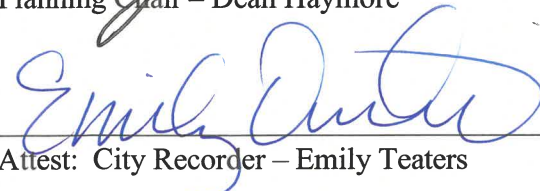
<https://youtu.be/uODDDUPKPfE?si=bkeIsc1fOznC-B8z&t=5618>

***Commissioner Chamberlain made a motion to adjourn. Commissioner Haymore seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.***

Chair Preslar adjourned the meeting at 7:33 pm.

  
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Planning Chair – Dean Haymore

14 JAN 2026  
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Date

  
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Attest: City Recorder – Emily Teaters

